

E DIV: BEG INTERS E R/W CHURCH S
ST, RUN E ALONG R/W 90.21 FT, S
104.67 FT TO E R/W CHURCH ST, N

DEEYA PATEL, LLC
817 ROSE POINT CIRCLE
VALDOSTA, GA 31605

2026

00-00-00-13229-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	03	3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1100 STORES/1 STORY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	250	100
BAS	320	100
BAS	1,792	100
CAN	610	30
SFB	200	80
TOTALS	3,172	2,705

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
4301	04	2,705	68.0594	47.64	128,866	1965	1965	0	0	0	50.00	50.00												
1 NBHD STORE 0% - 2023																								
Heated Area: 2562																								
HX Base Yr																								
394 E DUVAL ST, LAKE CITY																								
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				64,433			
TOTAL MARKET OB/XF VALUE				5,000			
TOTAL LAND VALUE - MARKET				59,865			
TOTAL MARKET VALUE				129,298			
SOH/AGL Deduction				0			
ASSESSED VALUE				129,298			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				129,298			
TOTAL JUST VALUE				129,298			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				129,298			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT 0.00	0.00	100	0	0 3 100
5,000												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	1100	C	STORE 1FLR	0		*CG	105.00	195.00	19,955.00	SF		1.00
1.00												1.00
1.20												2.50
3.00												3.00
59,865												